

STATE MS.-DE SOTO CO. ³⁶
FILED

S03-1717

J.D. BUILDERS, L.L.C.,
GRANTOR

Jan 12 3 38 PM '04

WARRANTY

TO

BK 462 PG 564
FILED DATE ON CLK.

DEED

Phillip Kevin Cook and wife, Karen Cook,
GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, J.D. Builders, L.L.C., does hereby sell, convey, and warrant to Phillip Kevin Cook and wife, Karen Cook, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 17, Section "B", Plantation Oaks, located in Sections 33 and 3, Township 2 South, Range 6 West, DeSoto County, Mississippi, as recorded in Plat Book 73, Pages 19-20, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

The warranty in this deed is further subject to restrictive covenants, easements and setback lines of record in Plat Book 73, Pages 19-20, in the Chancery Court Clerk's office of DeSoto County, Mississippi.

Taxes for the year 2004 shall be prorated and possession is to be given with deed.

WITNESS the signature(s) of the duly authorized officer(s) of the Corporation this the 9th day of January, 2004.

J.D. BUILDERS, L.L.C.
BY: Jeff Deskewies
Member

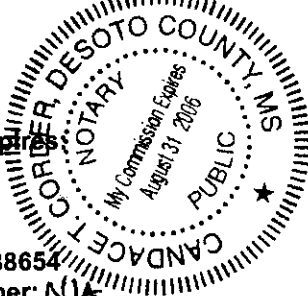
STATE OF MISSISSIPPI:
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named Jeff Deskewies, who acknowledged that as Member for and on behalf of and by authority of J.D. Builders, L.L.C., he signed and delivered the above and foregoing Deed on the day and year therein mentioned, and for the purposes therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th day of January, 2004.

My commission expires

Grantors Address:
8249 Rosemont
Olive Branch, MS 38654
Home Phone number: N/A
Business number: 335-8855



Grantees Address:
469 Bonnie Blue Lane
Olive Branch, MS 38654
Home Phone number: 890-5108
Business number: 365-6900

Prepared By:

Austin Law Firm, P.A.
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